

63-210

BK 7597PG291

TRANSFER  
TAX  
PAID

DEED OF TRUSTEE  
Statutory Short Form

030973

DWAIN B. SMITH, of Lynnfield, Massachusetts, Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, by the power conferred by law, and every other power, for consideration given, grants to JEAN A. RICHARDS and WILLIAM K. RICHARDS whose mailing address is: 7 Lafayette St., Waterville, ME 04901, as joint tenants, the real property in the City of Waterville, Kennebec County, Maine, described on Exhibit A attached hereto and made a part hereof.

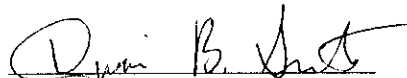
Meaning and intending to convey a portion of the premises described in a Quitclaim Deed from John M. Bickford and James C. Bickford, as Personal Representatives of the Estate of Dorothy E. Simpson to Dwain B. Smith, as Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, which Quitclaim Deed is of even date herewith and to be recorded in Kennebec County Registry of Deeds.

WITNESS my hand in my said capacity this 26<sup>th</sup> day of August, 2003.

WITNESS:

Dwain B. Smith, Trustee of The Pamela Ann  
Simpson Trust, dated May 5, 1995, as amended

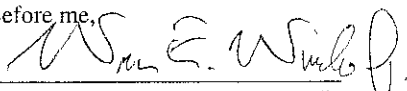


  
Dwain B. Smith, Trustee

STATE OF MAINE  
COUNTY OF KENNEBEC

On Aug. 26, 2003, personally appeared the above-named Dwain B. Smith, Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,



~~Notary Public~~ Maine Attorney at Law

Printed Name: Warren E. Winslow, Jr.



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EXHIBIT A

A certain lot or parcel of land, commonly known as the garage lot, situate in Waterville on Canabas Avenue in said Waterville, and further bounded and described as follows, to wit:

Beginning at a capped rebar in the easterly line of Canabas Street, so called, said rebar marking the southwesterly corner of the herein described parcel and the northeasterly corner of the property of the Grantee, Jean Richards as recorded in Book 2511, Page 211 of the Kennebec County Registry of Deeds. Thence along Richards northerly line in a 2003 magnetic bearing of South 42 degrees 00 minutes and 05 seconds East for 100.0 feet to another capped rebar in the westerly line of one Grip. Thence North 48 degrees 00 minutes and 25 seconds East along Grip's land and a fence for 66.0 feet to another capped rebar at the intersection of two fences. Thence continuing along Grip's land and the land of O. Bearce for 100.0 feet in a bearing of North 42 degrees West to another capped rebar in the easterly line of Canabas Street. Thence South 47 degrees 59 minutes and 55 seconds West along said street for 66.0 feet to the point of beginning. This parcel contains 6600 square feet.

Being a portion of the premises conveyed to Pamela Ann Simpson by Madelyn M. Simpson by Quitclaim Deed dated August 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2852, Page 233.

RECEIVED KENNEBEC SS.

2003 AUG 28 AM 9:00

ATTEST: *Randy B. B. B. B.*  
REGISTER OF DEEDS